From:	So Kim
Sent time:	07/02/2019 01:35:27 PM
To:	Becky Martin; Cheri Bailiff
Subject:	FW: Wine & Beer Festival Approval
Attachments:	Notice of Decision & Staff Report.pdf

Hi Becky/Cheri,
I'm not sure who is handling the SEP for the Trump's Wine/Beer Festival this year on your end, but I wanted to inform you that CDD just released the approval of the SUP. See attached for the Notice of Decision and Staff Report.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

From: So Kim
Sent: Tuesday, July 02, 2019 1:34 PM
To: Lili Amini <lamini@trumpnational.com>
Subject: Wine & Beer Festival Approval

Hi Lili,
Your request for the Wine/Beer Festival has been approved. Attached is the Notice of Decision and Staff Report for your records. Please submit a statement in writing that you accept all of the Conditions of Approval. Attached is the one you submitted last year for your reference.

Sincerely,
So Kim, AICP
Deputy Director/Planning Manager
Community Development Department
City of Rancho Palos Verdes
www.rpvca.gov
(310) 544-5222

CITY OF RANCHO PALOS VERDES

July 2, 2019

NOTICE OF DECISION

NOTICE IS HEREBY GIVEN that the Director of Community Development Director of the City of Rancho Palos Verdes has **approved, with conditions,** a Special Use Permit application (Case No. PLSU2019-0004) for the 11th Annual Wine & Beer Festival on August 18, 2019.

Location: **One Trump National Drive**
(Trump National Golf Course and Founders Park)

Applicant: **VH Property Corporation**
(Trump National Golf Club)

Said decision is subject to the Conditions of Approval set forth below:

General

1. Within 10 business days of this approval, the Applicant shall submit a statement in writing that they have read, understand and agree to all the conditions of approval listed below. Failure to provide said written statement shall render this approval null and void.

2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.

3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.

4. Pursuant to Section 17.78.040 of the City's Municipal Code, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.

5. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.

6. Any changes to the established schedule of event or these conditions shall be subject to further review and approval of the Director. Significant event schedule changes shall require notification to the public at least 7-calendar days before the event.

7. This approval only allows a special event on Sunday, August 18, 2019. The event, which is expected to draw up to 2,100 visitors, will occur from noon to 4PM. This approval shall terminate and any privileges granted hereunder shall become null and void after Sunday, August 18, 2019.

8. At the property owner's discretion, the Clubhouse restaurant may be permitted to close to the general public on the day of the special event approved herein, and if closed, may re-open to the public on or after 6PM.

9. At the property owner's discretion, the 18-hole Golf Course may remain open for normal play for the general public on the day of the event.

10. At the property owner's discretion, the Driving Range may be open until 10:30AM the day of the event, at which time it shall be closed in order to be used as overflow parking for the event.

11. No temporary lighting shall be permitted before (as part of the set-up), during, and after (as part of the tear-down) the event. The use of existing permanent lighting is exempt from this condition.

12. Live music including amplified sound may be permitted during the event between the hours of noon and 4PM. All speakers shall be oriented towards the ocean to minimize impacts to the surrounding properties.

13. Approval of this Special Use Permit does not in any way cause any changes to any of the Council-adopted Conditions of Approval or mitigation measures previously adopted for the Trump National Golf Club project, as well as the Coastal Commission-adopted Conditions of Approval issued for the project's Coastal Development Permit. All previously adopted conditions of approval or mitigation measures shall remain in full force and effect and are to be complied with while this event takes place.

14. The property shall remain clean and maintained in a neat and orderly manner during the special event. Per the Development Agreement with the City, the Applicant is responsible for the maintenance of Founder's Park, including any necessary repairs after the event.

15. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code. The Community Development Department Staff will be allowed to visit the site, before, on, and after the date of the event to verify compliance with these conditions.

16. The Director of Community Development may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if, in the opinion of the City Manager, Director of Community Development, the City Geologist, or the Director of Public Works, determine the event is adversely affecting the public health, safety and welfare.

17. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.

18. As determined by the City's Building Official, the Applicant shall obtain a building permit or Fire Department approval, if necessary.

19. At least one Emergency Management Teams/First Aid Station shall be provided on site during the event.

20. Prior to the event, a Special Events Permit shall be reviewed and approved by the Public Works Department.

Public Parking and Public Trail Access

21. Founders Park, including the trail following the east border of the driving range along with Trump National Drive shall be allowed to be closed the day of the event. However, the public access points along Palos Verdes Drive South (i.e. Stairways close to Hole No. 4 & La Rotonda Drive) and public trails located on the eastern edges of the Trump National Golf Club, as well as all bluff top trails and beach access trails shall remain open to the general public during the event, as shown in the attached map (Exhibit 'B'). To ensure proper notification of trail closures is provided to visitors, the Applicant shall comply with the following:

    a. Install temporary trail closure signs at specific locations identified by Staff at least 7-calendar days in advance of the event notifying visitors of the upcoming trail closure dates.
    b. Provide temporary trail maps (Exhibit 'B') at specific locations identified by Staff 7-days in advance of the event and during the day of the event notifying visitors of open and closed trails.
    c. At minimum, trail signage and maps shall be provided at the specified locations shown in Exhibit 'B'.
    d. Event personnel shall be stationed at all of the specific sign locations during the times when the public trails are closed in order to properly inform the public of the trail closures and to provide the public, as identified in the attached Exhibit 'B'.

22. Parking for the event shall be provided on-site at the following locations: on the vacant residential lots located north of the Clubhouse, on the Driving Range, public parking lots located east and west of the Clubhouse, and along one side of Trump National Drive. While all of the allowed parking areas noted above will allow patrons to walk to the event, shuttle service shall also be provided to bring guests from the vacant residential lots down to the clubhouse. If all of the identified parking areas are occupied, the Applicant shall not permit any additional guests into the event. **No event parking shall be permitted on any public streets.**

23. The Applicant shall apply water to the existing dirt areas (i.e. vacant residential lots and driving range) where vehicles will be circulating and parking to control dust. Such watering shall be applied to these areas prior to the event and during the event as deemed necessary by the Applicant or City Staff to avoid any dust from being created.

24. Off-site event parking on public streets is strictly prohibited.

25. There shall be no vehicular entry/exit points located at the northwest corner of the subject site/driving range directly on to Palos Verdes Drive South. Additionally, there shall be no driving of any vehicles (maintenance or event attendees) on the dirt road, parallel and adjacent to Palos Verdes Drive South.

Preparatory Work on August 17, 2019

26. The Applicant shall be permitted to conduct preparatory set-up in Founders Park on the afternoon of Saturday, August 17, 2019, however, those efforts shall not have any impact upon public access to Founders Park, the use of the adjacent public parking lot (including ADA-parking spaces) on the east side of the Clubhouse, the beach, public trails or restaurant.

27. The Applicant, on or before August 11, 2019, shall provide the Director of Community Development with a contact person and phone number, who will be on-site and available on the day of the event. This person shall be available to meet with Staff during the event and shall have the ability to make decisions to mitigate problems that may arise.

28. Waste disposal for the event shall only be through a City approved vendor. Prior to August 18, 2019, the Applicant shall obtain approval from the Department of Public Works for their waste disposal vendor.

29. Subject to review and approval by the Director of Community Development and/or Director of Public Works, the Applicant shall install temporary signs stating "NO EVENT PARKING PERMITTED" along the following streets: Admirable Drive, Conqueror Drive, Exultant Drive, Forrestal Drive, Schooner Drive, Sea Raven Drive, Pirate Drive, Phantom Drive, Palos Verdes Drive South (including within the Portuguese Bend Club and within the Seaview Tract), Nautilus Drive, Seacliff Drive, and Palo Vista Drive. The signs shall be of size and color that will make them clearly visible to motorists. Said signs shall be installed on or before Saturday, August 17, 2019. The Applicant shall be responsible for maintaining the signs through the end of the approved special event.

30. Prior to the event, the Applicant shall provide City Staff with two admission tickets for the event that allows access to all areas of the event in order for Staff to ensure compliance with these conditions during the event on Sunday, August 18, 2019. Additionally, on Saturday, August 17, 2019, the Applicant shall be available to meet with Staff on the site so that Staff can verify that, with exception to set-up in Founders Park, no other public areas/trails including the public parking lot (and ADA parking spaces) on the east side of the Clubhouse will be impacted or closed on Saturday, August 17, 2019.

Post Work on August 19, 2019

30. After the event, the site shall be restored completely to its pre-event condition. All trash, debris, and remnants of the event, including signage off-site shall be removed from the site no later than noon on Monday, August 19, 2019.

31. Equipment/construction vehicles used during the event set-up and breakdown shall not be parked on City streets when not in use.

This decision may be appealed, in writing, to the Planning Commission. The appeal shall set forth the grounds for appeal and any specific action being requested by the appellant. Any appeal letter must be filed within 5 calendar days of the date of this notice, or by 5:30PM on Monday, July 8, 2019. A $2,275.00 appeal fee must accompany any appeal letter. If no appeal is filed timely, the Director's decision will be final at 5:30PM on Monday, July 8, 2019.

If you have any questions regarding this application, please contact So Kim, Deputy Director/Planning Manager at (310) 544-5222 or via email at sok@rpvca.gov.

Ara Mihranian,
Director of Community Development

CC: HOAs
Interested Parties
Project File

NOTE: STATE GOVERNMENT CODE SECTION 65009 NOTICE: If you challenge this application in court, you may be limited to raising only those issues you or someone else raises in written correspondence delivered to the City of Rancho Palos Verdes during the public review period described in this notice.

CITY OF RANCHO PALOS VERDES

MEMORANDUM

TO: ARA MIHRANIAN, DIRECTOR OF COMMUNITY DEVELOPMENT

FROM: SO KIM, DEPUTY DIRECTOR/PLANNING MANAGER

DATE: JULY 2, 2019

SUBJECT: SPECIAL USE PERMIT (CASE NO. PLSU2019-0004) FOR THE 11TH ANNUAL WINE & BEER FESTIVAL
LOCATION: 1 TRUMP NATIONAL DRIVE
APPLICANT/PROPERTY OWNER: VH PROPERTY CORP.

RECOMMENDATION:

Approve, with conditions, a Special Use Permit for the 11th Annual Wine & Beer Festival on August 18, 2019 (Case No. PLSU2019-0004).

BACKGROUND

In 1992, the City Council adopted resolutions approving the Trump National Golf Course project (formally known as Ocean Trails). From 1992 to the present day, the City Council approved various amendments to the project. The subject site as developed currently includes an 18-hole golf course, driving range, clubhouse, open space lots, public trails, public parks, public parking spaces, and residential building sites.

On July 27, 2005, the Director of Community Development approved a Special Use Permit (Case No. ZON2005-00093) to accommodate a Ladies Professional Golf Association (LPGA) event, which was held from September 26, 2005 through October 3, 2005, at the project site. The event went well with little impact to the adjacent public streets and neighboring residents. That event saw more than 7,000 persons per day in attendance during the final days of the event. Other smaller events have also been held at the project site. Additionally, since 2010, the Director has issued Special Use Permits for the Wine & Beer Festival on an annual basis on the project site. The Coastal Permit for the site includes a condition that allows the City to authorize up to six temporary events per year, that close off any portion of the publicly dedicated parking lots and/or parks on the property. Less than six said events have taken place on the subject property for this year and therefore, the City could authorize a Special Use Permit for this event.

On May 8, 2019, the Applicant submitted a Special Use Permit application for the 11th Annual Wine & Beer Festival to be held on Sunday, August 18, 2019. On May 20, 2019, a

Notice of Decision & Staff Report.pdf

15 day public notice of the application was sent to all persons owning property within a 500' radius of the site, published in the *Peninsula News,* sent to listserv subscribers, and posted on the City's website. To date, Staff has not received any public correspondence in response to the public notice.

PROJECT DESCRIPTION

The Applicant requests approval of a Special Use Permit to hold the 11th Annual Wine & Beer Festival at Founder's Park at the Trump National Golf Course. This festival is a charity event with proceeds benefiting the Palos Verdes Peninsula Chamber of Commerce. The event will be held from noon to 4 PM on Sunday, August 18, 2019. Up to 2,100 guests are expected to attend the event. Live music is proposed during the entire event, with all speakers oriented towards the ocean to minimize impacts to the surrounding properties. Arrival of distributors, wineries and breweries, along with event set-up will begin at 7 AM on the day of the event. There will be some preparatory set-up in Founders Park on the afternoon of Saturday, August 17, 2019; however, those efforts will not have any impact upon public access to Founders Park, the adjacent public parking lot, beach, trails or restaurant. Event access will be via Trump National Drive and all event parking will be provided on-site. Event parking is proposed to occur on the vacant residential lots located north of the Clubhouse, on the Driving Range, parking lots located east and west of the Clubhouse, and along one side of Trump National Drive. Parking lots both east and west of the clubhouse will be closed to the general public on the day of the event. Shuttle service will be provided to bring guests from the vacant residential lots down to the clubhouse. No event parking will be allowed off-site. Sheriff Deputies (the number of assigned deputies will be determined by the Sheriff's Department) will be posted at the intersection of Palos Verdes Drive South and Trump National Drive to monitor and control traffic flow on an as needed basis, as determined by the Sheriff's Department. The entirety of Founders Park and public trails within and accessing Founders Park, including the trail following the east border of the driving range and along Trump National Drive, and the two public parking lots east and west of the Clubhouse will be closed to the general public on the day of the event. However, access will be provided to golfers using the Driving range until 10:00 AM on the day of the event because the driving range will be used as over-flow parking as necessary, but the golf course will remain open for normal play for the general public on the day of the event.

DISCUSSION

Pursuant to Municipal Code Section 17.62.020(A), temporary use of land involving the erection of temporary structures such as fences, booths, and tents, require the review and approval of a Special Use Permit (SUP) application subject to the following criteria:

1. **That the site is adequate in size and shape to accommodate the proposed special use.**

   Staff believes that because the overall site is 261 acres in size including the 5.5 acre Founders Park, it will be able to accommodate the proposed event. For the event,

special toilet facilities, tents for hospitality, and vendors will be set up throughout the project site - mainly around the Clubhouse, Clubhouse Parking Lots and Founders Park.

The Applicant is proposing to park all event related vehicles on the Trump National Golf Club project site, including the vacant residential lots located north of the Clubhouse, the Driving Range, parking lots located east and west of the Clubhouse, and along one side of Trump National Drive. While all of the allowed parking areas noted above will permit patrons to walk to the event, shuttle service will also be provided to bring guests from the vacant residential lots down to the clubhouse. Based upon past events, the on-site parking should be sufficient for the estimated 2,100 guests expected on the day of the event.

Similar to the past events, to ensure that any problems are handled in a timely manner on the day of the event, Staff is requiring that the Applicant provide the City with a contact name and phone number of a lead Staff person who will be on-site and readily available on the day of the event, and who has the authority to make decisions to address any problems that may arise.

Therefore, Staff has determined that the subject site is adequate in size and shape for the proposed event, and the proposed parking locations are adequate to accommodate the expected number of guest vehicles. Therefore, this criterion can be made.

2. **That the proposed special use would not adversely interfere with existing uses on the subject property; and would not impede or adversely impact pedestrian access ways and/or vehicular circulation patterns.**

The proposed special event will not adversely interfere with the public's existing use of the subject property because public access, albeit limited, will be maintained at points along Palos Verdes Drive South (i.e. Stairways close to Hole No. 4 & La Rotonda Drive) and public trails located on the eastern edges of the Trump National Golf Club, as well as all bluff top trails and beach access trails will be open to the general public during the event, as shown in the attached map (Exhibit 'B'). Additionally, trail closure maps will be available on the City's website (http://www.rpvca.gov/481/Trump-National-Golf-Club) and provided on-site 7-days prior to the event (locations are depicted in Exhibit 'B'). Should there be any changes to the approved trail closure locations, a listserv message will be provided with an update and revised maps will be available on the City's website and provided on-site at least 7 days in advance of the event.

While the California Coastal Commission approved-Coastal Development Permit for this project allows the temporary closure of public trails associated with special events, such as this Wine and Beer event, the Coastal Development Permit issued by the Coastal Commission also requires that the blufftop trail and 3 access points to the blufftop corridor be open during special events. This special event will comply with this

requirement as all blufftop trails and access points to the blufftop corridors will remain open throughout the event, as shown in the attached map (Exhibit 'B'). Per the attached conditions of approval, the Applicant will have the Exhibit 'B' map available for distribution 7-days before and on the day of the event. Said map will be available at all sign locations and personnel on site will have them for distribution.

With regards to traffic, the Applicant is retaining the services of the Sheriff's Department (the final number of assigned deputies will be determined by the Sheriff's Department) and volunteers to patrol all on-site parking lots and to monitor and, if necessary, control traffic/parking flow at the Palos Verdes Drive South and Trump National Drive intersection. Additionally, prior to the event, a Traffic Control Plan will be required to be submitted for review and approval as part of the Special Events Permit by the Public Works Department.

Similar to past events, the Applicant will be posting signs the day before the event along the surrounding residential streets of the Seaview Tract, Seacliff Hills Tract, Ladera Linda Tract and Portuguese Bend Club Tract that would clearly state "NO EVENT PARKING PERMITTED". Further, the Applicant will be required to ensure that no truck trailers related to this event are parked on Forrestal Drive or any other public right-of way. To further facilitate traffic flow on surrounding streets, the Applicant is also proposing directional signage along Palos Verdes Drive South and Palos Verdes Drive West to direct guests to the designated parking areas.

Based on the discussion above, and the attached conditions to address potential parking, traffic and circulation impacts, Staff is of the opinion that the proposed special use would not adversely interfere with existing uses on the subject property, and would not impede or adversely impact vehicular circulation patterns, and this criterion can be made.

3. **That the proposed special use would not result in a significant adverse effect on adjacent property.**

In regards to potential lighting impacts, the proposed event will not result in a significant adverse effect on adjacent properties since the event will take place during day light hours, and no lights are proposed.

In regards to potential noise effects, while there will be live music throughout the event, all speakers will be oriented towards the ocean to minimize potential noise impacts to adjacent neighbors. Moreover, amplified sound will be limited to the hours of the event from noon to 4 PM.

As noted in Finding No. 2 above, to avoid event parking from occurring on surrounding residential streets, the Applicant will be posting signs along the various residential streets neighboring the project site stating that "NO EVENT PARKING PERMITTED" and this sign will be posted the day before the event.

Additionally, similar to previous events, the Applicant will be required to water the dirt over the site prior to the day of the event and early in the morning before the event for dust control. This requirement will particularly apply to the vacant residential lots and the driving range that will be designated as the event parking area.

Based on the discussion above, including Finding Nos. 1 and 2, Staff is of the opinion that the proposed special use will not have a significant adverse effect on the adjacent neighbors and this criterion can be made.

4. **That by requiring certain safeguards as conditions of approval, the proposed special use would not be detrimental to the public health, safety and welfare.**

   By requiring certain safeguards as conditions of approval (see attached Exhibit 'A'), such as ensuring that there will be no on-site lighting, orienting all speakers towards the ocean, restricting the hours of the event to daylight hours, utilizing on-site security personnel and traffic control officers, on-site parking with no off-site parking permitted, and requiring that the parking areas be applied with water to avoid any dust, the proposed use will not be detrimental to the public health, safety, and welfare. Therefore, this criterion can be made.

ADDITIONAL INFORMATION

ENVIRONMENTAL ASSESSMENT

In accordance with the provisions of the California Environmental Quality Act (CEQA), Staff has determined this project to be categorically exempt under Class 4, Minor Alterations to Land. The proposed project will be a temporary use of the land having negligible or no permanent effects on the environment; therefore, no further environmental review is required.

COASTAL DEVELOPMENT PERMIT

The Coastal Commission-approved Coastal Development Permit for the project site allows the City to authorize no more than six temporary events per year, including film permits, that close off any portion of the publicly dedicated parking lots and/or parks on the property, subject to all provisions of the certified Local Coastal Plan and the following restrictions: 1) all public parking spaces shall be available to the public on all summer holiday weekends and on the Fourth of July; 2) no more than two such events shall take place in the summer (after Memorial Day and before Labor Day) of any year; 3) no event shall have a duration of more than four days, 4) all events shall leave three access ways from Palos Verdes Drive South to the bluff top corridor open to the public; 5) all of the bluff-top trails and the bluff edge portion of Ocean Trails Park (now known as Founder's Park) shall remain open to the public, and 6) all events shall retain no fewer than 50 parking spaces open to the public free of charge.

This event will be one of the six temporary events allowed this year as most of the events in the previous months did not require closing off portions of dedicated parking lots or parks on the property. Additionally, the day of the subject event will not be on a holiday weekend; this will be the first event in the summer; the duration of the event will be for a single day; all three access ways from Palos Verdes Drive South to the bluff top corridor will remain open to the public; all bluff top trails and the bluff edge portion of Founders Park will remain open to the public; and the 50-space public parking lot at the end of La Rotonda Drive will remain open to the public free of charge. As a result, the proposed Wine and Beer Festival complies with the approved Coastal Development Permit for the subject property.

CONCLUSION

Based on the discussion and analysis of this report, Staff has determined that all of the Special Use Permit criteria can be made. Therefore, Staff recommends that the Director of Community Development approve a Special Use Permit (Case No. PLSU2019-0004) to allow the 11th Annual Wine & Beer Festival on Sunday, August 18, 2019, at the Trump National Golf Club, subject to Conditions of Approval in Exhibit "A".

ALTERNATIVES

In addition to Staff's recommendation, the following alternatives are available for the Director's consideration:

1. Identify any issues of concern and direct the Applicant to modify its proposed event and resubmit the application (Case No. PLSU2019-0004); or,

2. Deny, without prejudice, the Special Use Permit (Case No. PLSU2019-0004).

Approved pursuant to Staff's recommendation.

Accepted: _____ Dated: 7/2/19

Ara Mihranian, AICP
Director of Community Development

ATTACHMENTS

Exhibit 'A' – Conditions of Approval
Exhibit 'B' – Trail Closure & Signage Map

Notice of Decision & Staff Report.pdf

EXHIBIT 'A'
CONDITIONS OF APPROVAL
SPECIAL USE PERMIT
(PLANNING CASE NO. PLSU2019-0004)
11th Annual Wine & Beer Festival

General

1. Within 10 business days of this approval, the Applicant shall submit a statement in writing that they have read, understand and agree to all the conditions of approval listed below. Failure to provide said written statement shall render this approval null and void.

2. The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, the action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the project.

3. Approval of this permit shall not be construed as a waiver of applicable and appropriate zoning regulations, or any Federal, State, County and/or City laws and regulations. Unless otherwise expressly specified, all other requirements of the City of Rancho Palos Verdes Municipal Code shall apply.

4. Pursuant to Section 17.78.040 of the City's Municipal Code, the Director of Community Development is authorized to make minor modifications to the approved plans and any of the conditions of approval if such modifications will achieve substantially the same results as would strict compliance with the approved plans and conditions. Substantial changes to the project shall be considered a revision and require approval by the final body that approved the original project, which may require new and separate environmental review and public notification.

5. In the event that any of these conditions conflict with the recommendations and/or requirements of another permitting agency or City department, the stricter standard shall apply.

Notice of Decision & Staff Report.pdf

6. Any changes to the established schedule of event or these conditions shall be subject to further review and approval of the Director. Significant event schedule changes shall require notification to the public at least 7-calendar days before the event.

7. This approval only allows a special event on Sunday, August 18, 2019. The event, which is expected to draw up to 2,100 visitors, will occur from noon to 4PM. This approval shall terminate and any privileges granted hereunder shall become null and void after Sunday, August 18, 2019.

8. At the property owner's discretion, the Clubhouse restaurant may be permitted to close to the general public on the day of the special event approved herein, and if closed, may re-open to the public on or after 6PM.

9. At the property owner's discretion, the 18-hole Golf Course may remain open for normal play for the general public on the day of the event.

10. At the property owner's discretion, the Driving Range may be open until 10:30AM the day of the event, at which time it shall be closed in order to be used as overflow parking for the event.

11. No temporary lighting shall be permitted before (as part of the set-up), during, and after (as part of the tear-down) the event. The use of existing permanent lighting is exempt from this condition.

12. Live music including amplified sound may be permitted during the event between the hours of noon and 4PM. All speakers shall be oriented towards the ocean to minimize impacts to the surrounding properties.

13. Approval of this Special Use Permit does not in any way cause any changes to any of the Council-adopted Conditions of Approval or mitigation measures previously adopted for the Trump National Golf Club project, as well as the Coastal Commission-adopted Conditions of Approval issued for the project's Coastal Development Permit. All previously adopted conditions of approval or mitigation measures shall remain in full force and effect and are to be complied with while this event takes place.

14. The property shall remain clean and maintained in a neat and orderly manner during the special event. Per the Development Agreement with the City, the Applicant is responsible for the maintenance of Founder's Park, including any necessary repairs after the event.

15. Failure to comply with and adhere to all of these conditions of approval may be cause to revoke the approval of the project pursuant to the revocation procedures contained in Section 17.86.060 of the City's Municipal Code or administrative citations as described in Section 1.16 of the City's Municipal Code. The

Community Development Department Staff will be allowed to visit the site, before, on, and after the date of the event to verify compliance with these conditions.

16. The Director of Community Development may revoke, without incurring any liability to the permittee whatsoever, this Special Use Permit at any time, if, in the opinion of the City Manager, Director of Community Development, the City Geologist, or the Director of Public Works, determine the event is adversely affecting the public health, safety and welfare.

17. The City reserves the right to adjust any of the above conditions based on the conduct at any of the proposed events, as well as based on legitimate complaints received by the City from the community at large regarding the special events.

18. As determined by the City's Building Official, the Applicant shall obtain a building permit or Fire Department approval, if necessary.

19. At least one Emergency Management Teams/First Aid Station shall be provided on site during the event.

20. Prior to the event, a Special Events Permit shall be reviewed and approved by the Public Works Department.

Public Parking and Public Trail Access

21. Founders Park, including the trail following the east border of the driving range along with Trump National Drive shall be allowed to be closed the day of the event. However, the public access points along Palos Verdes Drive South (i.e. Stairways close to Hole No. 4 & La Rotonda Drive) and public trails located on the eastern edges of the Trump National Golf Club, as well as all bluff top trails and beach access trails shall remain open to the general public during the event, as shown in the attached map (Exhibit 'B'). To ensure proper notification of trail closures is provided to visitors, the Applicant shall comply with the following:

    a. Install temporary trail closure signs at specific locations identified by Staff at least 7-calendar days in advance of the event notifying visitors of the upcoming trail closure dates.
    b. Provide temporary trail maps (Exhibit 'B') at specific locations identified by Staff 7-days in advance of the event and during the day of the event notifying visitors of open and closed trails.
    c. At minimum, trail signage and maps shall be provided at the specified locations shown in Exhibit 'B'.
    d. Event personnel shall be stationed at all of the specific sign locations during the times when the public trails are closed in order to properly inform the public of the trail closures and to provide the public, as

identified in the attached Exhibit 'B'.

22. Parking for the event shall be provided on-site at the following locations: on the vacant residential lots located north of the Clubhouse, on the Driving Range, public parking lots located east and west of the Clubhouse, and along one side of Trump National Drive. While all of the allowed parking areas noted above will allow patrons to walk to the event, shuttle service shall also be provided to bring guests from the vacant residential lots down to the clubhouse. If all of the identified parking areas are occupied, the Applicant shall not permit any additional guests into the event. **No event parking shall be permitted on any public streets.**

23. The Applicant shall apply water to the existing dirt areas (i.e. vacant residential lots and driving range) where vehicles will be circulating and parking to control dust. Such watering shall be applied to these areas prior to the event and during the event as deemed necessary by the Applicant or City Staff to avoid any dust from being created.

24. Off-site event parking on public streets is strictly prohibited.

25. There shall be no vehicular entry/exit points located at the northwest corner of the subject site/driving range directly on to Palos Verdes Drive South. Additionally, there shall be no driving of any vehicles (maintenance or event attendees) on the dirt road, parallel and adjacent to Palos Verdes Drive South.

Preparatory Work on August 17, 2019

26. The Applicant shall be permitted to conduct preparatory set-up in Founders Park on the afternoon of Saturday, August 17, 2019, however, those efforts shall not have any impact upon public access to Founders Park, the use of the adjacent public parking lot (including ADA-parking spaces) on the east side of the Clubhouse, the beach, public trails or restaurant.

27. The Applicant, on or before August 11, 2019, shall provide the Director of Community Development with a contact person and phone number, who will be on-site and available on the day of the event. This person shall be available to meet with Staff during the event and shall have the ability to make decisions to mitigate problems that may arise.

28. Waste disposal for the event shall only be through a City approved vendor. Prior to August 18, 2019, the Applicant shall obtain approval from the Department of Public Works for their waste disposal vendor.

29. Subject to review and approval by the Director of Community Development and/or Director of Public Works, the Applicant shall install temporary signs stating "NO EVENT PARKING PERMITTED" along the

following streets: Admirable Drive, Conqueror Drive, Exultant Drive, Forrestal Drive, Schooner Drive, Sea Raven Drive, Pirate Drive, Phantom Drive, Palos Verdes Drive South (including within the Portuguese Bend Club and within the Seaview Tract), Nautilus Drive, Seacliff Drive, and Palo Vista Drive. The signs shall be of size and color that will make them clearly visible to motorists. Said signs shall be installed on or before Saturday, August 17, 2019. The Applicant shall be responsible for maintaining the signs through the end of the approved special event.

30. Prior to the event, the Applicant shall provide City Staff with two admission tickets for the event that allows access to all areas of the event in order for Staff to ensure compliance with these conditions during the event on Sunday, August 18, 2019. Additionally, on Saturday, August 17, 2019, the Applicant shall be available to meet with Staff on the site so that Staff can verify that, with exception to set-up in Founders Park, no other public areas/trails including the public parking lot (and ADA parking spaces) on the east side of the Clubhouse will be impacted or closed on Saturday, August 17, 2019.

Post Work on August 19, 2019

31. After the event, the site shall be restored completely to its pre-event condition. All trash, debris, and remnants of the event, including signage off-site shall be removed from the site no later than noon on Monday, August 19, 2019.

32. Equipment/construction vehicles used during the event set-up and breakdown shall not be parked on City streets when not in use.